The Indian EXPRES

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office: Chola Crest, C54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai- 600 032, T. N. E-AUCTION SALE NOTICE (Sale Through e-bidding Only) SALE NOTICE OF IMMOVABLE SECURED ASSETS ISSUED UNDER RULE 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

(C) Mortgaged / Charged to the secured creditor the CONSTRUCTIVE POSSESSION of which has been taken as described in COLUMN (D) by the Authorized Officer of Housing CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" as per details mentioned below:
Notice is hereby given to Borrower / Mortgagor(s) / legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) & assign(s) of the respective Borrower(s) / Mortgagor(s) (Since deceased) as the case may be indicated in COLUMN (A) U/s. 8(6) of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED secured Creditions website i.e. https://www.cholamandalam.com & www.auctionfocus.in

[A]	[B]		[C]	[D]	[E & F]	[G]
Loan Account No. / Names Of Borrower(s) / Mortgager(s) / Gaurantor(s)	O/S. Dues to be recovered (Secured Debts)	Description	on of the Immovable Property / Secured Asset	Type of	Reserve Price (In Rs.)	Date of Auction & Time
Loan A/c. No(s).: HL24JDN000136999 1. Mr/Mrs. Shubham Vijay Mane (Alias) Shubham Mane 2. Mr/Mrs. Vijay Viththal Mane (Alias) Vijay	Rs. 25,61,796/- (Rupees Twenty	Within the Pachora, S	e and parcel of land situated at Pachora, local Limits of Gram Panchayat Samiti ub-Registrar and Tal- Pachora, District-	NOISS	Earnest Money Deposit (In Rs.) Rs.29,22,300/- (Rupees Twenty-Nine Lakhs Twenty-Two Thousand Three Hundred Only)	13-06-2025 from 02.00 P.M.
All are H/At: - Bhadgaon Hoad Gadagebaba Nagar Vtc Pachora Po Pachora Sub District Pachora, Gadagebaba Nagar, Jalgaon, Maharashtra - 424201 also at : MCH Property No PACH0000455 Old, Plot No.30/East Side Part, MCH Property No Z2A0004603/58/30/154 NEW,	Five Lakhs Sixty-One Thousand Seven Hundred and Ninety-Six Only) due as on 12-05- 2025	total admea this Eastern RCC built u as below Or towards W o said Plot O	perty bearing Survey No.53, Plot No.30, suring area 294.00 square Meter, out of side area 147.00 square Meter, having p area 1400.00 square feet bounded by n and towards East :-Plot No.31 On and est :-Remaining Part 147 Sq. Mtrs. of n and towards North:- Plot No.29 On and uth:-6 Meter Road	NSTRUCTIVE I	Rs. 2,92,230/- (Rupees Two Lakhs Ninety-Two Thousand Two Hundred Thirty Only)	to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document),
Pachora, Jalgaon, Maharashtra, 424201	N 11 00 a m to 4 0	[[] n m	MINIMIM BID INC	DEMENT /	MOUNT · De 10 000/-	
	INSPECTION DATE & TIME: 11.06.2025 BETWEEN 11.00 a. m. to 4.00 p. m. MINIMUM BID INCREMENT AMOUNT: Rs. 10,000/-					

Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc. Incurred up to the date of payment and / or realisation thereof. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Mr Sandeep Sudhakar Dhone on his Mobile No. 9623230314,E-mail ID: sandeepsudhakard@chola.murugappa.com / Mr. Mohd Abdul Qawi on M. No. 7305990872 official of CHOLAMANDALAM INVESTMENT & FINANCE COMPANY

LIMITED to the best of Knowledge and information of the Authorized Officer of CHOLAMANDALAM INVESTMENT & FINANCE COMPANY LIMITED there are no encu novable properties / secured Assets

Date : 13.06.2025

Place : Jalgaon, Maharashtra

ADITYA BIRLA CAPITAL LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362266. Corporate Office: 12th Floor, R Teck Park, Nirlon Complex, Near Hub Mall, Goregaon (East) Mumbai-400 063, MH

E-AUCTION SALE NOTICE

15 days Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provison to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Ld. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all SAFFAESI actions initiated by Aditya Birla Finance Ltd. in relation to the mortgaged property mentioned, stands transferred to Aditya Birla Capital Itd., the amalgamated company.

Accordingly the Authorized Officer of Aditya Birla Capital Limited / Secured Creditor had taken possession of the following secured assets pursuant to notice issued under Sec. 13(2) of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, for the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co-Borrowers. Notice is hereby given to the public in general and in particular to the Borrowers and Co-Borrowers that e-auction of the following property for realization of the debts due to the Aditya Birla Capital Limited will be held on "As is where is", "As is what is" and "Whatever there is" basis.

DATE & TIME OF E AUGTION - 20 OF 2005 DETWEEN 12.00 A. M. TO 01-

		ECEIPT OF KYC & EARNEST MONE			
Si No	n. Name of the Borrowers	Description of Properties / Secured Assets and Date of Possession		Earnest Money Deposit (EMD) (in Rs.) / Incremental Value) (in Rs.)	
1	Through Its Proprietor Keshav Namdeo Aher 2. Mr. Keshav Namdeo Aher S/o. Namdeo Raghunath Aher 3. Mrs. Manisha Namdeo Aher D/W/O. Surseb Indhay	All That Piece And Parcel Of The Property Bearing Shop No. 3(Three) Area Adm. 16.65 Sq. Mtrs And Shop No. 4(Four) Area Adm. 17.3 Sq. Mtrs Carpet On Ground Floor in The Scheme Known As "Sonali Plaza" Constructed On City Survey No. 5457b Area Adm. 220.74 Sq. Mtrs And City Survey No. 5457d Area Adm. 70.20 Sq. Mtrs Total Area Adm. 290.94 Sq. Mtrs Situated At Village Nashik, Taluka & District: Nashik Within The Limits Of Nashik Municipal Corporation, Nashik and Bounded As Follows: Shop No. 3(Three) On Or Towards North: Lift, Staircase & Toilet, On Or Towards South: Common Space, On Or Towards East: Shop No.4, On Or Towards West: Shop No.2, Shop No. 4(Four) On Or Towards North: Parking Area, On Or Towards South: Parking Area, On Or Towards South: Sarking Area, On Or Towards West: Shop No.3	Rs. 55,10,000/- (Rupees Fifty Five Lacs and Ten Thousand only)	Thousand Only)	13.06.2024 & Rs. 61,59,321.20/- (Rupees Sixty One Lacs Fifty Nine Thousand Three Hundred Twenty One And Twenty Paisa Only) Due As On 12.06.2024

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Capital Limited / Secured Creditor's website i.e. https://abfl.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx or https://BidDeal.in

Contact Nos.: Aditya Birla Capital Limited, Authorized Officer - 1) Mr. Apoorva Thomas Danthi - apoorva.danthi@adityabirlacapital.com, M. No. 9930909725 You may also visit nearest Branch or contact Aditya Birla Capital Limited 2) Mr. Jahirul Laskar: (Jahirul Laskar@adityabirlacapital.com) M. No. +91 97060 03075, 3) Parneet Singh

(parneet.singh@adityabirlacapital.com) M. No. +91 97200 29337, 4) Mr. Rajesh Virkar M. No. 73979 30202 Sd/

Place: Nashik, Maharashtra Authorised Officer Date: 14.05.2025 Aditva Birla Capital Limited

HDFC BANK

HDFC BANK LIMITED

CIN: L65920MH1994PLC080618 | Website: www.hdfcbank.com

Under Section 13 (2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement Of **DEMAND NOTICE** Security Interest Act, 2002 (Act) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002.

Whereas the undersigned being the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) under Securitisation and Reconstruction of Financial Assets and Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13 (2) of the said Act, calling upon the Borrower(s) / Legal Heir(s) / Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notice/s, within 60 days from the date of the respective Notice/s, as per details given below. The undersigned have, caused these Notices to be pasted on the premises of the last known respective addresses of the said Borrower(s) / Legal Heir(s) / Legal Representative(s). Copies of the said Notices are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours. In connection with the above, Notice is hereby given, once again, to the said Borrower(s) / Legal Heir(s) / Legal Representative(s) to pay to HDFC, within 60 days from the date of publication of this Notice, the amounts indicated hereinbelow in their respective names, together with further interest as detailed in the said Demand Notices from the respective dates mentioned below in column (c) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HDFC by the said Borrower (s) respectively.

ntion is invited to the prosecured asset/s

Sr.	Name of Borrower(s) / Legal Heir(s) /	Total Outstanding	Date of	Description of Secured Assets /
No.	Legal Representative(s)	Dues (Rs.)	Demand Notice	Immovable Property(ies)
(a)	(b)	(c)	(d)	(e)
1	Mr. Salvi Gaurav Shashikant and	Rs. 12,41,533/-Dues	25-APR-2025	Flat No. 12, 2nd Floor, "Guru Kutir", Wing A, S.No.398 Hissa
	Mr Salvi Shashikant Shripat	as on 28th Feb 2025*		No.1/2/8, village Nachane, Taluka & District Ratnagiri.
2	Mr. Khadke Vijay Govardhan and	Rs. 48,88,211/-Dues	25-APR-2025	Plot Nos.25, 26, 27 & 28, CTS Nos.9501/11, 9501/10, 9501/09,
	Ms. Khadke Manisha Vijay	as on 28th Feb 2025*		9501/08, S.No.192, Usmanabad City, Taluka & District Usmanabad.
3	Mr. Tayade Sudhir Ramdas and	Rs. 22,81,230/-Dues	25-APR-2025	Flat No.104, 1st Floor, "Kokan Angan A Wing CHSL", S.No.68A/1+2,
	Ms. Tayade Indrani Sudhir	as on 28th Feb 2025*		village & Taluka Mahad, Maharashtra.
4	Ms. Shinde Shweta Santosh	Rs. 17,53,576/-Dues	25-APR-2025	Flat No.301, 3rd Floor, "Sai Kedar Residency", S.No.204, Hissa
		as on 28th Feb 2025*		No.2, village Sawarde, Taluka Chiplun, District Ratnagiri.
5	Mr. Alware Mustafa and	Rs. 10,58,439/-Dues	25-APR-2025	Flat No.11, 2nd Floor, "Al Roze CHSL", S.No.28/1C, CTS
	Ms. Alware Hafiza Nizamuddin	as on 28th Feb 2025*		No.4427+4428/13 & 4427+4428/15, village Govalkot, Taluka
				Chiplun, District Ratnagiri.
6	Mr. Pasad Bhavin Praful and	Rs. 15,92,393/-Dues	25-APR-2025	Flat No.104, 1st Floor, "Tarangan", Phase 1, S.No.162A1A/12/1,
	Mr. Pasad Praful Lakhamshi	as on 28th Feb 2025*		village Kherdi, Taluka Chiplun, District Ratnagiri.
7	Mr. Nake Swapnil Dilip	Rs . 24,05,287/-Dues	25-APR-2025	Flat No.5, 1 st Floor, "Shivalay Apartment", S.No.165A1/17A21/2/1,
		as on 28th Feb 2025		1651A/17A21/2/2, CTS No.6897A1/2A, 6897A/1/2, village Chiplun,
				Taluka Chiplun, District Ratnagiri.
8	Ms. Rathod Shilpa Vinod Co-Borrower As Well As	Rs .20,81,244/-Dues	25-APR-2025	Flat No.302, 3rd Floor, "Gautameshwar Darshan", Wing A,
	Wife Of Mr. Rathod Vinod Sukha [Since Deceased]	as on 28th Feb 2025		S.No.293, CTS Nos.3651, 3654, 3656 to 3665, 3668 to 3677,
	and Other Known And Unknown Legal Heir(S),			village & Taluka Chiplun, District Ratnagiri 415605.
	Legal Representative(S), Successors And Assigns			
	Of Mr. Rathod Vinod Sukha [Since Deceased]			
9	Other Known And Unknown Legal Heir(S), Legal	Rs.15,42,998/-Dues	25-APR-2025	Flat No.C-201 (Gram Panchayat House No.1553), 2nd Floor,
	Representative(S), Successors And Assigns Of Mr.	as on 28th Feb 2025		"Siddhidata Park", S. No.123D3, 123/34A1, 123/34/A2, village Oros
	Shirwandkar Sunil Dattaram [Since Deceased]			Budruk, Taluka Kudal, District Sindudurg.
10	Mr. Kadam Mahesh Vinayak and	Rs . 11,72,806/-Dues	25-APR-2025	Flat No.103, 1st Floor, "Narendra Nanocity Chsi", Wing H, S.No.106,
	Ms. Kadam Meghna Mahesh	as on 28th Feb 2025		Hissa Nos.21a, 21b, 21c, 22, 23, 29, 24, 28, 30, 26, Village Khedshi,
				Taluka & District Ratnagiri.
11	Ms. Sutar Priya Yogesh and	Rs . 12,55,879/-Dues	25-APR-2025	Flat No.301, 3rd Floor, "Shri Samarth Krupa Vishwa Phase 2",
	Ms. Birvatkar Indu Hari	as on 28th Feb 2025		Kaveri Apartment, Gat No.510/B, village Veral, Taluka Khed, District
				Ratnagiri.
12	Mr. Ingavale Prakash Shrirang and	Rs. 38,85,982/- as on	25-APR-2025	Flat No.401, 4th Floor, Sahil Residency, S.No.218A1A, Hissa
	Ms. Ingavale Archana Prakash	28th Feb 2025		No.40/1 and Hissa No.21/41/3/2, village & Taluka Chiplun, District
				Ratnagiri.
13	Mr. Pagire Sagar Bapu and	Rs. 16,64,050/- as on	25-APR-2025	Flat No.5, 1st Floor, "Mamta CHSL", Wing A, CTS No.882 (Old
	Ms. Pagire Jyoti Sagar	28th Feb 2025		S.No.5, Hissa No.1B), village Birwadi, Taluka Mahad, District

with further interest, incidental expenses, costs, charges etc incurred till the date of payment and / or realization.

If the said Borrowers shall fail to make payment to HDFC as aforesaid, then HDFC shall proceed against the above Secured Asset(s) / Immovable Property (ies) under Section 13 (4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s) / Legal Heir(s) / Legal Representative(s) as to the costs and consequences.

Raigad

The said Borrower (s) / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset (s) / Immovable Property (ies), whether by way of sale, lease or otherwise without the prior written consent of HDFC. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

NOTE: This notice is published on 14th May 2025 in Indian Express parcel edition & Ratnagiri Times's, Ratnagiri, Raigad, Sindhudurg edition

Date : 14th May 2025 Place: Osmanabad, Ratnagiri, Raigad, Sindhudurg

Wakdewadi Office: HDFC Bank Ltd., Office No. 601 to 608, Sixth Floor, Godrej Eternia C, Wing B, Wakdewadi, Shivaji Nagar, Pune 411005. Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai- 400020.

Authorised Office 020 67440500

For HDFC Bank Limite

Registered Office: Basant Lok, Vasant Vihar ,New Delhi 110057. Corporate Office: Centrum House, Vidyanagar Marg, Kalina, Santacruz (E), Mumbai – 400 098

NOTICE

UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("th

rsigned being the Authorized Officer of Unity Small Finance Bank Limited ("Bank") under the Act and in exercise of powers conferred under Section 13 (12) of the Act read with the Rule 3, issued Demand Notice (s) under Section 13 (2) of the Act read with the Rule 3, issued Demand Notice (s) under Section 13(2) of the Act, calling upon the following Borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. As some of the notice(s) are not served as per postal remarks, horizontal remarks, because it is not served upon the Borrower(s) by way of alternative mode of service i.e. through publication in News Papers.: **Loan Account Details**

All that part and parcel of the property bearing Flat No. 71, Building 10, Ground Floor, Tulsi Apartment, Tulsi Flat Owners Co-op. Housing Society Ltd., C.T.S. No. 16321 / 1, Eknath Nagar, within 1.Borrower / Mortgagor Name : Mr. Milind Prabhu Suryawanshi 2. Guarantor Name : Mrs. Dhammadina Milind Suryawanshi limits of Aurangabad Municipal Corporation, Shahnoorwadi, Taluka and Dist.Aurangabad – 431 005, Maharashtra, adm. 400 Sq.Fts., i.e. 37.17 Sq.Mtr., Built Up Area, owned by Mr. Milind Loan Account No: 223330800000001 Loan Amount : Rs.9,50,000.00 NPA Date : 22.11.2024 Prabhu Suryawanshi. Demand Notice Date: 31.03.2025 The Property is bounded by : Demand Notice Amount: Bs 7 81 591 25 (as On or towards East: By Road On or towards West: By Flat No. 70 On or towards North: By Open to Sky on 27.03.2025) and interest & other charges

In case of failure to repay the aforesaid dues within a period of 60 (sixty) days the undersigned shall be constrained to enforc the above Secured Assets under the provisions of the Act. Please note that as per section 13(13) of the Act, you are restrained om dealing with or transferring any of the secured assets referred to herewith, whether by way of sale, lease or otherwise. Any ontravention of this provision is an offence and punishable under the Act. lease note that erstwhile Punjab and Maharashtra Co-operative Bank Limited, stands amalgamated and named as Unity Small lease note that erstwhile Punjab and Maharashtra Co-operative Bank Limited, stands amalgamated and named as Unity Small

On or towards South : By Stair Case

inance Bank Limited with effect from January 25, 2022. Sd/- Authorized Officer, Unity Small Finance Bank Limited Place: Aurangabad Date : 14-05-2025

or(a) Outstanding due



AUTHORIZED OFFICER.

For CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Altum ALTUM CREDO HOME FINANCE PVT. LTD. Regd. Office: Floor No. 7, Kalpataru Infinia, Wakdewadi, Shivajinagar, Pune - 411005

MAHARASHTRA (INDIA).

Auction Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with proviso to rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) indicated below that the below-described immovable property(les) mortgaged/charged to Altum Credo Home Finance Pvt. Ltd., hereafter known as ACHFL, the possession of which has been taken by the Authorized Officer of ACHFL, being the Secured Creditor, will be sold on "As Is Where Is," "As Is What Is," and "Whatever There Is basis on 14-Jun-25 (Saturday) between 11:30 AM to 4:30 PM for recovery of the below-mentioned amount with future interest and costs due to ACHFL from the Borrower(s) and Guarantor(s) as below mentioned.

1	31.	Iname of portower(s) / co-portower(s)	Outstanding dues to be	Reserve Price	Larriest Moriey	Date(s) & Tille of
ı	No.	and Guarantor(s) Loan A/c No.	recovered (Secured Debt)	neserve Frice	to be deposit	Opening Tender(s)
I	1.	1. Ramkisan Vikraman Landage	Rs. 1172687/-	Rs. 639600/-	Rs. 63960/-	14-Jun-25
ı		2. Shobhabai Ramkisan Landge	NPA Date:	Reserve price		(Saturday)
ı		3. Vicky Ramkisan Landage	31-Aug-2022	below which the		from 11:30 AM To
ı		LAN: 1092010200031	Date of Possession	immovable property		04:30 PM
I			10-Mar-2023	may not be sold		
1		December 1 and Comment Acces. All these	description of Flat No.	400	.!!! 004.0	0.0 Et Eth-

floor, out of constructed building which is known as Shubhashri Apartment, constructed upon Plot No. 02 area admn 675.25 Sq.Mtr out of Survey No. 316/C/316/2/2 at Lasalgaon Shivar Tal-Niphad, Dist. Nashik., which is bounded as under:- On Or Towards East:- Plot No. 4 On Or Towards West:- Flat No. 405 On Or Towards South:- Colony Road On Or Towards North:- Flat No. 407 Rs. 1020357/-Rs. 1167000/- Rs. 116700/-

	2. Pushpa Dinkar Gangurde LAN: 1092010200033	NPA Date: 29-Oct-2024	Reserve price below which the		(Saturday) from 11:30 AM To
	LAN. 1092010200003		immovable property may not be sold		04:30 PM
ш	Department of Converse Assets All piece	a and naveal of the Flat No. 1	OO situated at Ord fla	auaa bildiaa l	casuus os Chulaboabui

Apartment area admeasuring 599 Sq. Feet i.e. 55.66 Sq. Mtrs. (Built Up) alongwith easementary rights and appurtenant thereto constructed and standing upon S. No. 316/1/C+316/2 plot No. 2 area admeasuring 675.75 Sq. Mtrs located at Mauje Takali (V), agalgaon Shivar, Taluka - Niphad, Dist: Nashik comes within the local limits of Tukdi District Nashik Pot Tukdi Taluka Niphad at Takal (V) and comes within the juris - diction of Takali(v) Grampanchyat is **bounded as under**: On and Towards **East**: Steps and passage

٥.	1. Samaunan vitulai Fatii	ns. 332002/-	ns. 333000/-	ns. 33300/-	14-Juli-25
	2. Priyanka Samadhan Patil	NPA Date:	Reserve price		(Saturday)
	LAN: S109204000002	29-Nov-2024	below which the		from 11:30 AM To
		Date of Possession	immovable property may not be sold		04:30 PM

Description of Secured Asset: All That Piece and Parcel of Row House No. 08 Admeasuring Built Up Area 27.53 Sq. Mtrs. Having Plot Area Admn. 0.31.44 R Sq. Mtrs. Out Of Constructed Building Which Is Known As Anand Row Houses Scheme Constructed Upon Plot No. 69/70/71 Area Admn 8.91.17 R Sq. Mtrs. Out of Survey No. 190/2 Having Grampanchayat Milakat No 497 At Behed, Tal. Niphad, Dist. Nashik. Which Is Bounded As Per The Approved Building Plan Together With Common Amenities Facilities. On and Towards East: Common Road On and Towards West: Row House No. 03 On and Towards South: Row House No. 07 On and Towards North: Row House No. 09

1. Sonali Babasaheb Shikare	Rs. 872038/-	Rs. 1780000/-	Rs. 178000/-	14-Jun-25
2. Bapu Punjaram Ahire	NPA Date:	Reserve price		(Saturday)
3. Rakesh Bapu Ahire (Guarantor)	30-Apr-2024	below which the		from 11:30 AM To
LAN: 1102020100044	Date of Possession	immovable property		04:30 PM
	10-Oct-2024	may not be sold		

Description of Secured Asset: All that piece and parcel of Plot No. 02, Gat No. 28 area admeasuring 121.05 Sq. mtr and house be constructed thereon out of Gat No. 28 having tota area admeasuring 121.05 Sq. Mtrs situated at Mauje Vadel, Taluka and Distric Malegaon Nashik, comes within the local limits of Zilha Parishad Nashik, Taluka Panchayat Samiti Malegaon, Gram Panchaya Vadel and comes within the jurisdiction of Office of the Sub Registrar Malegaon which is bounded as under: On and Towards East: Road On and Towards West: Adj S. No. On and Towards South: Plot No. 1 On and Towards North: Plot No. 3

-:TERMS AND CONDITIONS:(1) Inspection of property: 20-May-25 from 12:30 PM to 4:30 PM (2) Last date and time for submission of Earnest Money Deposit hereafter known as EMD: 14-Jun-25 before 11:30 PM. (3) For detailed Terms and conditions kindly visit our website https ltumcredo.co.in/SARFAESI. (4) Maharashtra (Authorised Officer - Swapnil Trimande 9503363964)

Authorised Officer Date: 14.05.2025 Altum Credo Home Finance Pvt. Ltd. (ACHFL)

Sundarlal Sawji Urban Co-op. Bank Ltd; Jintur Head Office A.P.M.C. Market Yard, Jintur 431509 Dist. Parbhani.

Auction Notice

Property taken over under Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act. 2002 for Sale on "As Is Where Is Basis" "Whatever There Is

Name Of The Borrower/ Mortgagor & Name Of The Branch	Location/Details Of Immovable Properties secured assets put for auction sale	Amount Outstar	nding	Reserve Price	Emd Amount
Prop. Jagjeetraj Brijlal Khurana,	Property Holder Shri. Jagjeetraj Brijlal Khurana The Property Situated within the	Dt. 30.09.2024		Rs. 5482000/-	Rs. 548200/-
Branch Hingoli.	Jurisdiction Hingoli Muncipal Concile At.	20090271/-	14192854/-		
	Shastri Nagar, City Survey No. 4077 M.C. House No. 3-72 Total Area 125.00 Sq. Mtrs	20090271/- Interest From Dt. 01.10.2024	14192854/- Interest From Dt. 01.04.2025		

Date of Inspection In Office Time From Date 22.05.2025 Time 12.00 PM To 02.00 PM Auction Date And Time Dt.22.05.2025 Time 03.00 PM Auction Place: In The Front of Property Holder Plot At. Hingol

Terms & Conditions Of Auction Sale:

1. Sale Is being held on "As Is Where Is Basis" "Whatever There Is Basis" and "Without Recourse Basis" & The Bank is not responsible for title, condition or any other fact affecting the property. 2. The secured assets shall not be sold below the reserve price which is fixed mentioned above. 3. Demand Draft/Pay Order To wards the Earnest Money deposit of Rs 548200/- Shall be deposited with the Authorized Officer to participate in the sale. The demand draft/Pay Order shall be drawn on Sundarlal sawii urban co-op, bank ltd: Jintur Payable At. Hingoli 4. At the Auction sale the amount biddings are to be increased or the method of bidding shall be as determined by the Authorized Officer. 5. For The reason recorded, it shall be discretion of the Authorized Officer to cancel the sale for any reason and return the bid submitted and bank would not entertain any claim or representation in that regard from the bidders. 6. In case Immovable property, the person declared to be the successful purchaser shall pay forthwith on receipt such declaration of 25% (Twenty Five Percent) of sale price, less EMD deposited any remaining Amount shall be paid within 15 Days from the Date of confirmation of sale by the bank. 7. On issuance of sale certificate by the bank, sale shall be complete and no claims shall be entertained of sale by the bank. 8. The purchaser shall bear the expenses of stamp duty and registration charges, if any as per law. 9. Nothing in this notice constitute of will be deemed to constitute any commitment or representation on the part of the bank to sell the property. Bank reserves its right to cancel the sale for any reason it may deem fit of even without assigning any reason and such cancellation shall be called in question by the bidders. 10. The Bank reserves its rights to accept, reject any or all bids a any stage and very, modify and waive any condition of sale in its absolute discretion.

Date : 19.04.2025 Place : Hingoli.

SD By/- Authorized Officer Sundarlal Sawji Urban co-op.bank ltd; Jintur



Sundarlal Sawji Urban Co-op. Bank Ltd; Jintur Head Office A.P.M.C. Market Yard, Jintur 431509 Dist. Parbhani.

Auction Notice

1 The undersigned, Authorised Officer of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed with the powers vested u/s13 [12] of The Securitisation & Reconstruction of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed with the powers vested u/s13 [12] of The Securitisation & Reconstruction of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed with the powers vested u/s13 [12] of The Securitisation & Reconstruction of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed with the powers vested u/s13 [12] of The Securitisation & Reconstruction of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed with the powers vested u/s13 [12] of The Securitisation & Reconstruction of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed with the powers vested u/s13 [12] of The Securitisation & Reconstruction of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed with the powers vested u/s13 [12] of The Securitisation & Reconstruction of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed with the powers vested u/s13 [12] of The Securitisation & Reconstruction of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed with the powers vested u/s13 [12] of The Securitisation of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed with the powers vested u/s13 [12] of The Securitisation of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed u/s13 [12] of The Securitisation of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed u/s13 [12] of The Securitisation of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed u/s13 [12] of The Securitisation of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed u/s13 [12] of The Securitisation of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed u/s13 [12] of The Securitisation of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed u/s13 [12] of The Securitisation of the Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur is armed u/s13 [12] of The Securitisation of the Sun Financial Assets & Enforcement of Security Interest Act, 2002 and Rules 6 of Security Interest (Enforcement) Rule 2002 Calling upon to all Borrowers, Gurantors and Public demand from them Sanjay Cotton Seeds Industrise, 'Tender fo Sale' the following properties of borrower, which are possessed by our Bank, with Sealed envelop and by submitting receipt of earnest money to referred Jalna Branch or Authorised officer with required documents of KYC. The Envelop should be noted as Sanjay Cotton Seeds Industrise, "For the Tender of Purchase for Properties Which opened on 19.05.2025 at 5.00 pm."The Tenders should be opened at Sundarial Sawji Urban Co- Op. Bank Ltd. Jintur Branch Jalna.

Name of Borrower &	Date & Time of	Description of Assets	Reserve Price &
Outstanding as on 31.01.2025	Tender Opening		Earnest Money
Sanjay Cotton Seeds Industrise,	Tuesday	Shri. Manohar Jagannath	Reserve Price
Shir. Girish Manoharrao Singare (Partner), Shri. Vinod Mohanrao Singare (Partner) (Propery	Dt. 20/05/2025	Singare & Shri.Sanjay	Property
Holder), Shri. Sham Jagannath Singare (Partner), Shri. Sanjay Mohanrao Singare (Partner),	1.00 p.m.	Mohanrao Singare Property	Rs. 63742500/-
Shri. Dinesh Ramrao Singare (Partner), Shri. Manohar Jagannath Singare Shri. Sanjay		bearing CTS No.9674/Part,	
Mohanrao Singare (Property Holder) & Shri. Manohar Jagannath Singare(Property Holder)		Sheet No.93, M.C. House No.3-	Emd Amount
Today's Outstanding Dt.31.03.2025		18-255/Part, Adms. Area	(10%)
169/2306 Rs. 35435070/- 174/2416 Rs. 105877386/- Total Rs. 141312456/- (Rupees		1579.46 Sq.Mtrs Situated at	Property
Fourteen Crore Thirteen Lakh Twele Thousand Four Hundred Fifty Six Only) & Interest		Railway Station Road, Jalna,	Rs. 6374250/-
From 01.04.2025		Tq.Dist.Jalna.	

Date: 19.04.2025

1) Sale is conducted in the manner 'As is where is' basis. 2) The Tenders are acceptable and valid if they ar received to Authorised Officer or Branch Manager, at branch give in schedule on or before Auction Date. 3) The Tender applicant shall deposit earnest amount as mentioned above through RTGS/NEFT in the account of Sundarlal Saw Urban Co- Op. Bank Ltd. Jintur Br Jalna Á/c No.009006000000941 IFSC Code-SRCB0SSB009 with the tender application on before Tender Sale Date. The said amount is refundable without interest. 4) 15% amount shall be deposited through RTGS/NEFT in the account of Sundarlal Sawji Urban Co- Op. Bank Ltd. A/c No.00900600000094 IFSC Code-SRCB0SSB009 by highest bidder on the same day of opening of tenders. 5) 75% amount of remaining highest bidding and other expenses shall be deposite within 15 days from the date of opening of tenders. If not deposited within stipulated period, deposited amount will be forfeited and the said bidder shall not have any rights or said machinery. Authorised Officer and Bank is not bound to pay interest on amounts deposited by tender applicants. 6) After opening of tenders the highest bidder is responsible for financial and legal activities. 7) Tender applicant has a right to submit one or more tenders. He has to deposit earnest money for each tender application separately. 8) Authorised officer has a right to take decision in case of equal amount tenders. 9) The tender Properties will remain open for seeing after prior writter permission of Bank preceding the date Auction. 10) The said Notice is published on our Bank's Website www.sudarlalsawjibank.com 11) Right to confirm sale is reserved by Authorised Officer. 12) Before opening of tenders or before 100% deposit amount received from tenders, if the loan account closed or the deposited amount by propert holder as per expectations of Bank, the tender procedure will be cancelled and the amount deposited by the highest tenders will be returned back without any interes thereon to said ghest tenderer. 13) If the maximum bidding amount is not satisfactory and not with expectation of Authorised Officer, he has right to cancel/postpone the said auction sale. 14) Right to after and relaxation in terms and conditions is reserved by Authorised Officer. 15) In Case Of Property Gst & Other Taxes Will Be Born By Confirmed

Sd/- Authorised Officer Place : Jalna

For Sundarlal Sawji Urban Co- Op. Bank Ltd. Jintur